

194A.713 Contents of lease agreement.

A lease agreement, in no smaller type than twelve (12) point font, shall be executed by the resident and the assisted living community and shall include but not be limited to:

- (1) Resident data, for the purpose of providing service, to include:
 - (a) Emergency contact person's name;
 - (b) Name of responsible party or legal guardian, if applicable;
 - (c) Attending physician's name;
 - (d) Information regarding personal preferences and social factors; and
 - (e) Advance directive under KRS 311.621 to 311.643, if desired by the resident;
- (2) Assisted living community's policy regarding termination of the lease agreement;
- (3) Terms of occupancy;
- (4) General services and fee structure;
- (5) Information regarding specific services provided, description of the living unit, and associated fees;
- (6) Provisions for modifying resident services and fees;
- (7) Minimum thirty (30) day notice provision for a change in the community's fee structure;
- (8) Minimum thirty (30) day move-out notice provision for resident nonpayment, subject to applicable landlord or tenant laws;
- (9) Provisions for assisting any resident that has received a move-out notice to find appropriate living arrangements prior to the actual move-out date;
- (10) Refund and cancellation policies;
- (11) Description of any special programming, staffing, or training if an assisted living community is marketed as providing special programming, staffing, or training on behalf of residents with particular needs or conditions;
- (12) Other community rights, policies, practices, and procedures;
- (13) Other resident rights and responsibilities, including compliance with KRS 194A.705(3) and (4); and
- (14) Grievance policies that minimally address issues related to confidentiality of complaints and the process for resolving grievances between the resident and the assisted living community.

Effective: July 14, 2022

History: Amended 2022 Ky. Acts ch. 20, sec. 7, effective July 14, 2022. -- Amended 2010 Ky. Acts ch. 36, sec. 7, effective July 15, 2010. -- Created 2000 Ky. Acts ch. 141, sec. 7, effective July 14, 2000.